



Candy Rosales <candy.rosales@lacity.org>

## Public Comments Not Uploaded ENV-2016- ENV-2016-4921-CE-1A, DIR-2016-4920-1A and DIR-2016-4920-SPR

1 message

**Brian Dyer** <bwdyer@hotmail.com>

Mon, Jun 17, 2024 at 4:56 PM

Reply-To: clerk.plumcommittee@lacity.org

To: "clerk.plumcommittee@lacity.org" <clerk.plumcommittee@lacity.org>, "heather.bleemers@lacity.org" <heather.bleemers@lacity.org>

Cc: Anastasia Mann <president@hhwnc.org>, "plumchair@hhwnc.org" <plumchair@hhwnc.org>, Paul Jenkins <publicsafetychair@hhwnc.org>, Matthew Hayden <matthew@haydenplanning.com>, Emma Howard <emma.howard@lacity.org>, "ted.walker@lacity.org" <ted.walker@lacity.org>, Anais Gonzalez <anais.gonzalez@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "joann.kim@lacity.org" <joann.kim@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "lamont.cobb@lacity.org" <lamont.cobb@lacity.org>, "nayda.cantabrana@lacity.org" <nayda.cantabrana@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "kristen.pawling@lacity.org" <kristen.pawling@lacity.org>, "jenny.torres@lacity.org" <jenny.torres@lacity.org>

Ms. Bleemers and Ms. Please include the following email and attachment in all case files:

ENV-2016-4921-1A  
DIR-2016-4920-SPR  
DIR-2016-4920-SPR-1A

To the honorable PLUM Committee members

In regards to Council File: 19-1496-S1 which includes ENV-2016- ENV-2016-4921-CE-1A, DIR-2016-4920-1A and DIR-2016-4920-SPR,

Since this project was initially started in 2016 - the case files and supporting documents are not to be found for any earlier support of the project. No public comments previous to the 2024 are listed in the City Clerk file. This Hotel project was not supported by the Hollywood Hills West Neighborhood Council in 2016.

I myself, had to request from City Planning at the 2016 project's Zoning Administrator hearing pre-Covid, that since the Hotel project was located within the Alquist-Priolo Zone, a geological study needed to be done per State Law. That study is not available on council files, or the City Planning website.

Post 2016, in 2018, the US Geological Survey did sound wave studies of sections of Hollywood that would affect this project, as well as others. The project and the PLUM committee need to take into account these subsequent events and studies to 2016.

In the categorical exemption to CEQA presented by the developer's representative geotechnical firm, no geological study was mentioned or the need to pre-empt itself from Alquist-Priolo.

Most recently, due to its own study, following the USGS report in 2018, and under the encouragement the Millennium project conducted trenching at its location on Vine between Yucca Street and Hollywood Boulevard, Millennium recently announced the pulling of its project adjacent to the Capital Records building to City Planning. In its own documents, attached, the City of Los Angeles concluded that the Hollywood Fault may have ruptured as early as 6,000 years ago, putting it in the Holocene.

At least, a new geological report, should include these findings as of November 2023.

There have been other projects, within a block or two of this project, that have used bad data obtained in ZIMAS or dated projects pre the USGS 2018 report. One of these approved categorically exempt projects', env-2023-415-eaf, erroneously states the position of the fault as being more than half a mile way, when the California State map shows it at 200 ft.

California believed that the fault line may have been further south, putting it much closer to the 1719 Whitley project.

There is not enough time for input as to the traffic involved in the area. Suffice it to say, that in the traffic studies for the Hollywood Community Plan update 2, the City admitted to doing the traffic study in the winter on a Tuesday and Thursday, not taking into the co-occurrence of Hollywood Boulevard street closures, Hollywood Bowl high volume events, and the reduction of Hollywood Boulevard for Access Hollywood.

This project should not move forward until further study can be accessed for the safety of its residents and customers, and the surrounding neighborhood safety plan.

As a point of disclosure, I am the Area 3 Chair for the Hollywood Hills West Neighborhood Council. Our by-laws state that only the President or PLUM chair can make comments. This email is being submitted as a private citizen.

Respectfully submitted,

Brian Dyer  
Thank you.

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 **128277 & 114169-02 West HC approval letter (4 pgs).pdf**  
597K

# CITY OF LOS ANGELES

CALIFORNIA

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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201 NORTH FIGUEROA STREET  
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OSAMA YOUNAN, P.E.  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

JOHN WEIGHT  
EXECUTIVE OFFICER

## GEOLOGY REPORT APPROVAL LETTER

November 21, 2023

LOG # 128277 & 114169-02  
SOILS/GEOLOGY FILE - 2  
AP

1749 N. Vine St. LLC; 1770 Ivar LLC  
1995 Broadway, 3rd Floor  
New York, NY 10023

TRACT: Hollywood (MR 28-59/60)  
BLOCK: 21  
LOT(S): 19 (Arb 1), 20 (Arbs 1 & 2), 21 (Arbs 1 & 2), 2 (Arb 1), 5 (Arb1), 4 (Arbs 1 & 2),  
3, FR 2 (Arb 1)  
LOCATION: 1745-1749, 1751, 1753 N. Vine Street, 1746-1748, 1754, 1760-1764, 1770 N. Ivar  
Ave., 6334 W. Yucca Street.

<u>CURRENT REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Addendum Geology Report Oversized Doc(s).	LA-1301- "	10/11/2023 "	Group Delta "
<u>PREVIOUS REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Dept. Review Letter	114169-01	02/14/2022	LADBS
Comment Letter	---	01/20/2022	California Geological Survey
Addendum Geology Report	LA1301E	11/08/2021	Group Delta
Dept. Review Letter	114063	09/09/2020	LADBS
Inter-Dept. Letter	---	08/07/2020	LADBS
Addendum Report	LA1301D	07/28/2020	Group Delta
Comment Letter	---	07/16/2020	California Geological Survey
Dept. Approval Letter	109310	08/09/2019	LADBS
Geology Report	LA1301A	07/19/2019	Group Delta
Dept. Approval Letter	87496	07/07/2015	LADBS
Geologic Response Report	3425	06/03/2015	Earth Consultants International
Geologic Response Letter	LA-1191 A	05/17/2015	Group Delta
Third Party Review	3425	03/09/2015	Earth Consultants International
Geology Report	LA-1191 A	03/06/2015	Group Delta

The Grading Division of the Los Angeles Department of Building and Safety (LADBS) has reviewed the current referenced addendum geologic report, dated 10/11/2023 that provides the results of a supplemental fault investigation for the western portion of the Hollywood Center project (HCP). The HCP project in its entirety is located on both sides of Vine Street extending generally to the west to Ivar Avenue and to the east to Argyle Avenue, and a few hundred feet from about the south of Yucca Street.

The purpose of this investigation was to address comments and issues brought up by the California Geological Survey (CGS) in a letter, dated 01/20/2022, and a Department Review Letter, dated 02/14/2022, Log #114169-01. The current report only addresses the western part (west of Vine Street) of the Hollywood Center Project (HCP).

The project is located within a Fault Zone identified by the State of California Alquist-Priolo Act (AP Act) for the Hollywood fault, established by the CGS in 2014. Various geologic explorations, starting about in 2013, have been conducted at the site and surrounding areas. This current investigation used much of the previous data, but was focused on the geologic down-hole logging of bucket borings. The bucket borings are 24 inches in diameter; large enough for the geologist to enter and view deeper geologic condition that could be managed by excavating a trench. This type of exploration was also suggested by the CGS (01/20/2022) and the LADBS Grading Division (02/14/2022). The exploration consisted of 11 of such borings, to depths of 37 to 57 feet. The upper part of these borings was cased because of dangerous loose sandy soils consisting of the upper geologic strata. In addition, a transect of closely spaced Cone Penetrometer Tests (CPTs) with two continuous core borings, was placed along the westerly edge of the site.

The main purpose of geologic exploration related to the AP Act is to find faults and to age-date them. Based on their estimated age, a fault can be classified as active, presumably active, or inactive.)? When a fault is classified as active or presumably active, a setback zone is established to assure that no structures intended for human occupancy are constructed on them. State regulations establish that a fault is classified as active if movement or seismic activity has been observed after a critical age of about 11,700 years ago, at the boundary between the Holocene (recent) and Pleistocene.

Many faults have been found on the site and the site area. Most of them have evidence that they are older than the 11,700-year-old Holocene/Pleistocene (H/P) boundary. However, the most prominent structural geologic feature at the site is a north dipping fault that is buried by about 25 feet of Holocene loose sand. Beneath the sand, and overlying the fault is a mudflow deposit. Age dating the overlying material over this fault has been a focus of this study. The consultants report that the best date estimate right now indicates the last rupture of this fault occurred about from 6,000 to 20,000 years ago. This straddles the age dividing the classification of an active fault (one to not build on) and an older fault (presumably inactive); and is referred to as "age undetermined".

The consultants recommend that no structures for human occupancy be constructed on this fault. A setback from the fault of about 75 feet has been recommended. The fault is inclined towards the north. Because of this orientation, the deeper the foundation (basement level), the further north the structure must be placed. The current referenced report is acceptable, provided the following conditions are complied with during site development:

1. Prior to obtaining a building permit, a design-level geology and soils engineering report shall be submitted to the Grading Division to provide recommendations specific to the proposed development.
2. The project engineering geologist shall review and sign the final plans to confirm that the recommended fault setback is complied with.
3. The project engineering geologist shall observe all final removal excavations to verify that the conclusions of the current fault investigation are correct and that no fault trace or evidence of ground deformation are exposed in the over-excavation.
4. A supplemental report that summarizes the geologist's observations shall be submitted to the Grading Division of the Department upon completion of the over excavations.

1745-1749, 1751, 1753, N. Vine St., 1746-1748, 1754, 1760-1764, 1770 N. Ivar Ave., 6334  
Yucca Ave.

5. If evidence of faulting is observed during the excavations, the Grading Division shall be notified and a site meeting scheduled.

A handwritten signature in blue ink that reads "Daniel C. Schneider". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

DANIEL C. SCHNEIDEREIT  
Engineering Geologist II

DCS/dcs  
Log No. 128277  
213-482-0480

cc: Group Delta, Project Consultant  
California Geological Survey, Attn: Janis Hernandez  
LA District Office

**APPLICATION FOR REVIEW OF TECHNICAL REPORTS**

INSTRUCTIONS

- A. Address all communications to the Grading Division, LADBS, 221 N. Figueroa St., 12th Fl., Los Angeles, CA 90012  
 Telephone No. (213)482-0480.
- B. Submit two copies (three for subdivisions) of reports, one "pdf" copy of the report on a CD-Rom or flash drive, and one copy of application with items "1" through "10" completed.
- C. Check should be made to the City of Los Angeles.

<p>1. LEGAL DESCRIPTION</p> <p>Tract: <u>Hollywood</u></p> <p>Block: <u>21</u> Lots: <u>2-5 &amp; 19-21</u></p> <p>3. OWNER: <u>1749 N. Vine St. LLC, 1770 Ivar LLC</u></p> <p>Address: <u>1995 Broadway, Suite 1201</u></p> <p>City: <u>New York</u> Zip: <u>10023</u></p> <p>Phone (Daytime): <u>310-422-8680</u></p>	<p>2. PROJECT ADDRESS:</p> <p><u>6334 Yucca St, 1745-1753 N. Vine St., 1754-1770 N. Ivar Ave.</u></p> <p>4. APPLICANT <u>Group Delta</u></p> <p>Address: <u>370 Amapola Ave</u></p> <p>City: <u>Torrance</u> Zip: <u>90501</u></p> <p>Phone (Daytime): <u>310-320-5100</u></p> <p>E-mail address: <u>michelles@groupdelta.com</u></p>
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5. Report(s) Prepared by: <u>Group Delta Consulting</u>	6. Report Date(s): <u>October 11, 2023</u>
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7. Status of project:       Proposed                       Under Construction                       Storm Damage

8. Previous site reports?       YES      if yes, give date(s) of report(s) and name of company who prepared report(s)  
Group Delta, March 6, 2015 & July 19, 2019; Earth Consultants International, March 6, 2015 & June 3, 2015; Langan, November 30, 2012

9. Previous Department actions?       YES      if yes, provide dates and attach a copy to expedite processing.

Dates: \_\_\_\_\_

10. Applicant Signature: Michelle Sufrean                      Position: Engineering Geologist

**(DEPARTMENT USE ONLY)**

REVIEW REQUESTED	FEES	REVIEW REQUESTED	FEES
<input type="checkbox"/> Soils Engineering		No. of Lots	
<input type="checkbox"/> Geology		No. of Acres	
<input type="checkbox"/> Combined Soils Engr. & Geol.		<input type="checkbox"/> Division of Land	
<input checked="" type="checkbox"/> Supplemental	<u>181.50</u>	Other	
<input type="checkbox"/> Combined Supplemental		<input checked="" type="checkbox"/> Expedite	<u>90.75</u>
<input type="checkbox"/> Import-Export Route		<input type="checkbox"/> Response to Correction	
Cubic Yards: _____		<input type="checkbox"/> Expedite ONLY	
		Sub-total	<u>772.25</u>
		Surcharge	<u>69.91</u>
		<b>TOTAL FEE</b>	<u>342.16</u>

Fee Due: 342.16

Fee Verified By: LM      Date: 10/18/23

(Cashier Use Only)

1688605      10/19/23

ACTION BY: \_\_\_\_\_

THE REPORT IS:       NOT APPROVED

APPROVED WITH CONDITIONS       BELOW       ATTACHED

_____	_____
For Geology	Date
_____	_____
For Soils	Date
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____